



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

November 5, 2003

Ordinance

Proposed No. 2003-0453.1

Sponsors Edmonds

1 AN ORDINANCE relating to zoning; amending
2 provisions relating to new uses for parks; amending
3 Ordinance 10870, Section 207, as amended, and K.C.C.
4 21A.06.835 and Ordinance 10870, Section 331, as
5 amended, and K.C.C. 21A.08.040 and adding a new
6 section to K.C.C. chapter 21A.06.

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8
9 **PREAMBLE:**

10 King County is the steward of a significant system of regional parks, trails
11 and natural areas.

12 The Phase II Business Transition Plan, completed by the department of
13 natural resources and parks in August 2002, and Ordinance 14509,
14 adopted November 14, 2002, set forth the vision and implementation
15 strategies for the King County parks and recreation system in 2003 and
16 beyond. The plan identified ways to reduce the parks division budget

while keeping key regional parks assets open and preserving local rural facilities where practical.

The plan identified a next step to achieve the department's new vision as a submittal by the executive of an ordinance proposing changes to the King County Code.

This ordinance revises the land use code to allow for new uses in the parks that will create an opportunity for the division to support the parks programs and provide additional amenities in the parks to serve park users.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

Large active recreation and multiuse park. Large active recreation and multiuse park: Parks that are designated in the recreation category or the multiuse category in an adopted Parks Inventory List. It includes all of the activities in K.C.C. 21A.06.835.

SECTION 2. Ordinance 10870, Section 207, as amended, and K.C.C. 21A.06.835 are each hereby amended to read as follows:

Park. Park: a site designed or developed for recreational use by the public including, but not limited to:

A. Indoor facilities, such as:

1. Gymnasiums
2. Swimming pools; ((or))
3. Activity centers;

- 4. Rentals related to park uses;
- 5. Retail uses related to park uses;
- 6. Service uses related to park uses; or
- 7. Restaurants.

B. Outdoor facilities, such as:

- 1. Playfields;
- 2. Fishing areas;
- 3. Picnic and related outdoor activity areas; or
- 4. Approved campgrounds;

C. Areas and trails for:

- 1. Hikers;
- 2. Equestrians;
- 3. Bicyclists; or
- 4. Off road recreational vehicle users;

D. Recreation space areas required under K.C.C. 21A.14.180;

E. Play areas required under K.C.C. 21A.14.190; and

F. Facilities for on-site maintenance.

SECTION 3. Ordinance 14185, Section 2, and K.C.C. chapter 21A.08.040 are
each hereby amended to read as follows:

59

Recreational/cultural land uses.

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A. Recreational/cultural land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
P-Permitted Use	A		F	M	R	U R	U R	N B	C B	R B	O	I	
C-Conditional Use	G		O	I	U	R E	R E	E U	O U	E U	F	N	
S-Special Use	R		R	N	R	B S	B S	I S	M S	G S	F	D	
	I		E	E	A	A E	A I	G I	M I	I I	I	U	
	C	S	R	L	N R	N D	H N	U N	O N	C	S		
	U	T	A		V	E	B E	N E	N E	E	T		
	L		L		E	N	O S	I S	A S		R		
	T					T	R S	T S	L S		I		
	U					I	H	Y			A		
	R					A	O				L		
	E					L	O	D					
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PARK/RECREATION:												
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13
	Large active recreation and Multi-use park		P19	P19	P19	P19	P19	P19					P19
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds		P16 C16a	P16	P16 C16a	P16 C16a							P16 C16a
*	Destination Resorts		S		S18	C					C		
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park		P20	P20	C2, 18 P20	C2 P20							
*	Sports club (17)				C4, 18	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
	AMUSEMENT/ENTERTAINMENT:												
*	Adult Entertainment Business									P6	P6	P6	

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*	Theater									P	P	P	
7833	Theater, Drive-in										C		
793	Bowling center									P	P		P
*	Golf facility				C7, 18	P7	P7	P7					
7999	Amusement and recreation				P8	P8	P8	P8		P	P		
(14)	Services				C15, 18	C15	C15	C15					
					<u>P21</u>		<u>P21</u>	<u>P21</u>					
*	Shooting range		C9		C9, 18						C10		P10
*	Amusement arcades									P	P		
7996	Amusement park										C		
*	Outdoor performance center		S		C12		<u>P22</u>	<u>P22</u>			S		
					S18								
	CULTURAL:												
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum				P11	P11 C	P11 C	P11 C	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P11	P11	P11	P11 C	P		P	P	
					C12	C12	C						
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020and 21A.02.070; Development Standards see K.C.C. <u>chapters</u> 21A.12 through 21A.30; General Provisions, see K.C.C. <u>chapters</u> 21A.32 through 21A.38;Application and Review Procedures, see K.C.C. <u>chapters</u> 21A.40;through 21A.44; (*)Definition of this specific Land Use, see K.C.C. <u>chapter</u> 21A.06.													

- 61 B. Development conditions.
- 62 1. The following conditions and limitations shall apply, where appropriate:
- 63 a. No stadiums on sites less than ten acres;
- 64 b. Lighting for structures and fields shall be directed away from residential
- 65 areas;
- 66 c. Structures or service yards shall maintain a minimum distance of fifty feet
- 67 from property lines adjoining residential zones, except for structures in on-site recreation
- 68 areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for

69 structures in these on-site required recreation areas shall be maintained in accordance
70 with K.C.C. 21A.12.030;

71 d. Facilities in the ((RA-10, RA-20, F,)) A ((or M)) zone((s, or in a designated
72 rural forest focus area,)) shall be limited to trails and trailheads, including related
73 accessory uses such as parking and sanitary facilities; ((and))

74 e. Overnight camping is allowed only in an approved campground;

75 f. Rentals, retail and services related to park uses and restaurants, except for
76 restaurants in large active recreation and multi-use parks in urban residential zones, are
77 limited to a footprint of no more than one thousand square feet for each structure; and

78 g. Restaurants in large active recreation and multi-use parks in urban
79 residential zones are limited to a footprint of no more than three thousand five hundred
80 square feet for each structure.

81 2. Recreational vehicle parks are subject to the following conditions and
82 limitations:

83 a. The maximum length of stay of any vehicle shall not exceed one hundred
84 eighty days during a three-hundred-sixty-five-day period;

85 b. The minimum distance between recreational vehicle pads shall be no less
86 than ten feet; and

87 c. Sewage shall be disposed in a system approved by the Seattle-King County
88 health department.

89 3. Limited to day moorage. The marina shall not create a need for off-site
90 public services beyond those already available before the date of application.

91 4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities
92 subject to the following conditions and limitations:

93 a. The bulk and scale shall be compatible with residential or rural character of
94 the area;

95 b. For sports clubs, the gross floor area shall not exceed ten thousand square
96 feet unless the building is on the same site or adjacent to a site where a public facility is
97 located or unless the building is a nonprofit facility located in the urban area; and

98 c. Use is limited to residents of a specified residential development or to sports
99 clubs providing supervised instructional or athletic programs.

100 5. Limited to day moorage.

101 6. a. Adult entertainment businesses shall be prohibited within three hundred
102 thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare
103 centers, public parks or trails, community centers, public libraries or churches. In
104 addition, adult entertainment businesses shall not be located closer than three thousand
105 feet to any other adult entertainment business. These distances shall be measured from
106 the property line of the parcel or parcels proposed to contain the adult entertainment
107 business to the property line of the parcels zoned RA, UR or R or that contain the uses
108 identified in this subsection B.6.a.

109 b. Adult entertainment businesses shall not be permitted within an area likely
110 to be annexed to a city subject to an executed interlocal agreement between King County
111 and a city declaring that the city will provide opportunities for the location of adult
112 businesses to serve the area. The areas include those identified in the maps attached to
113 Ordinance 13546.

114 7. Clubhouses, maintenance buildings, equipment storage areas and driving
115 range tees shall be at least fifty feet from residential property lines. Lighting for practice
116 greens and driving range ball impact areas shall be directed away from adjoining
117 residential zones. Applications shall comply with adopted best management practices for
118 golf course development. Within the RA zone, those facilities shall be permitted only in
119 the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area,
120 regionally significant resource areas or locally significant resource areas. Ancillary
121 facilities associated with a golf course are limited to practice putting greens, maintenance
122 buildings and other structures housing administrative offices or activities that provide
123 convenience services to players. These convenience services are limited to a pro shop,
124 food services and dressing facilities and shall occupy a total of no more than ten thousand
125 square feet. Furthermore, the residential density that is otherwise permitted by the zone
126 shall not be used on other portions of the site through clustering or on other sites through
127 the transfer of density provision. This residential density clustering or transfer limitation
128 shall be reflected in a deed restriction that is recorded at the time applicable permits for
129 the development of the golf course are issued.

130 8. Limited to a golf driving range as an accessory to golf courses.

131 9. a. New structures and outdoor ranges shall maintain a minimum distance of
132 fifty feet from property lines adjoining residential zones, but existing facilities shall be
133 exempt.

134 b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets
135 or arrows from leaving the property.

c. Site plans shall include: safety features of the range; provisions for reducing sound produced on the firing line; elevations of the range showing target area, backdrops or butts; and approximate locations of buildings on adjoining properties.

d. Subject to the licensing provisions of K.C.C. Title 6.

10. a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title 6;

b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by:

(1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and

(2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users.

11. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.

12. Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This condition applies to the UR zone only if the property is located within a designated unincorporated Rural Town.

13. Subject to the following:

a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;

b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted;

c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and

d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.

14. Excluding amusement and recreational uses classified elsewhere in this chapter.

15. Limited to golf driving ranges and subject to ~~((K.C.C. 21A.08.040))~~
subsection B.7 of this section.

16. Subject to the following conditions:

a. The length of stay per party in campgrounds shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; and

b. Only for campgrounds that are part of a proposed or existing county park, which are subject to review and public~~((hearings))~~ meetings through the department of parks and recreation~~((s master plan process under K.C.C. 2.16.050))~~.

17. Only for stand-alone sports clubs that are not part of a park.

18. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian community designated by the Comprehensive Plan.

19. Only allowed on properties owned by King County subject to review and public meetings through the department of natural resources and parks.

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- 181 20. Only in conjunction with a large active recreation and multi-use park.
- 182 21. Limited to driving ranges and only in a large active recreation and multi-use
- 183 park.
- 184 22. Only in conjunction with a large active recreation and multi-use park and
- 185 outdoor performance center stages are limited to a foot print no more than three thousand
- 186 square feet.
- 187

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Cynthia Sullivan, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this ____ day of _____, ____.

Ron Sims, County Executive

Attachments None

